

TOWN OF ELMA PLANNING BOARD
1600 Bowen Road, Elma, New York 14059
Phone: 716-652-3260

MINUTES OF REGULAR MEETING ~ December 17, 2024

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, December 17, 2024, at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, NY

PRESENT:

*Chairman Michael Cirocco
Member Michael Cleary
Member Gregory Merkle
Member Charles Putzbach
Member Robert Waver
Alternate James Lembke*

ABSENT:

Member James Millard

TOWN REPRESENTATIVES PRESENT:

*Phyllis Todoro - Town Attorney
James Wyzykiewicz – Town Engineer
Raymond Balcerzak -Asst Building Inspector*

I. Approval of Regular Meeting Minutes of November 19, 2024

Michael Cleary motioned to approve the Minutes of the EPB Regular Meeting held on November 19, 2024. James Lembke 2nd motion. Motion approved.

II. Site Plan Review to alter original site plan and add parking @ 6020 Seneca St
Applicant Eric Bauer

Mr. Eric Bauer, project manager for Moog Inc., spoke about making changes to the parking lot at 6020 Seneca St. The plans move the parking from the front of the building and adds 7 spaces to have a total of 27 spaces. They will be installing drainage which ties into the existing drainage. Moog will also be landscaping the front of the building. Mr. Bauer stated that he had given the building inspector Mr. Joe Colern a copy of the plans showing the new drainage plan. Chairman Cirocco said they had a stamped survey.

The EPB reviewed the short form SEQR. Mr. Robert Waver made a motion to check box #2 on the SEQR, and the motion was seconded by Mr. Michael Cleary. *Yes-6 No-0 Motion Carried*

A motion was made by Mr. Charles Putzbach and Seconded by Mr. Robert Waver to give final site plan approval contingent on the town engineer giving approval to the revised drainage plans
Yes-6- No-0 Motion Carried

III. Site Plan Review for amendments to a site plan for an addition to an existing building @ 580 Conley Rd **Applicant Dave Lock**

Mr. David Lock from Conley Caseworks and engineer Aaron Tiller spoke to the EPB about some proposed changes to a site plan that they had previously received approval from in 2020. The purpose of the addition is to add some manufacturing and storage space for the business. The new plans are to build an addition that is smaller than previously proposed and is attached to the building, The entire building will then have a sprinkler system

III. Site Plan Review for amendments to a site plan for an addition to an existing building @ 580 Conley Rd (Continued) Applicant Dave Lock

installed. They are now adding a bathroom to the new addition. They hope to hire 2-3 new employees so will add a couple of parking spaces to the parking lot, but the parking area will still be stoned and not paved. The building materials will match the existing building. The drainage plan has changed to be a culvert to the street. The town engineer approved this change. There is not a dumpster on site.

Mr. Michael Cirocco motioned to give preliminary site plan approval for the proposed changes to the site plan. Mr. Gregory Merkle seconded the motion. Yes-6 No-0 Motion Carried

The EPB reviewed the short form SEQR. They changed the answer to 12b to no and had the applicant initial the change. Mr. Michael Cleary made a motion to check box #2 on the SEQR, and the motion was seconded by Mr. James Lembke. Yes-6 No-0 Motion Carried

A motion was made by Mr. Michael Cirocco and Seconded by Mr. James Lembke to give final site plan approval contingent on receiving approval letters from the Erie County Health Department, Spring Brook Fire District, and the Elma Water Department. Yes-6- No-0 Motion Carried

IV. Other Business

Mr. Bob Gross of Northrup Rd expressed concerns about the health, safety, and welfare of the residents of the town. He stated that the owner of 6150 Seneca St has contaminated the ravine that runs onto his property and that the owner was not required to put in a retention pond. He also expressed concerns about the septic system, referencing code 100-1 which only allows for a single or 2 family home to be built on property that does not perc. Mr. Gross mentioned concerns about the concrete planters in front of the building, saying he had received several calls from other people also concerned about the traffic hazard they create. Mr. Gross also mentioned a lack of landscaping and islands in the parking lot that are required by the code. He also mentioned that the dumpster is not enclosed as required and shown on the plans. Chairman Cirocco stated that the planning board has heard his concerns and will consider them if any future applications are submitted for that property.

V. Adjourn *Motion to adjourn at 7:38 pm by unanimous consent.*

Respectfully submitted,



Barbara Blair- Elma Planning Board Secretary